



lindsays

23 Glenvarloch Crescent
Liberton, EH16 6AP

"bright maindoor lower villa which benefits from a private front garden in addition to the communal drying green"

- Hall with storage cupboard
- Sitting room/dining room
- Fully fitted kitchen
- Two double bedrooms
- Bathroom
- Double glazing
- Partial electric heating
- Private front garden
- Communal drying green
- Unrestricted on street parking

EPC Rating E

OFFERS OVER £140,000



Description

A bright maindoor lower villa situated in the popular area of Liberton, located to the south of the City Centre. This delightful property benefits from a private garden to the front in addition to the communal drying green to the rear and has been freshly decorated. In brief the accommodation comprises; hall with storage cupboard, bright sitting room/dining room, fully fitted kitchen with window to the front, two double bedrooms both with built in wardrobes, and bathroom with white suite.

Area

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary, the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within a few minutes by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

Viewing

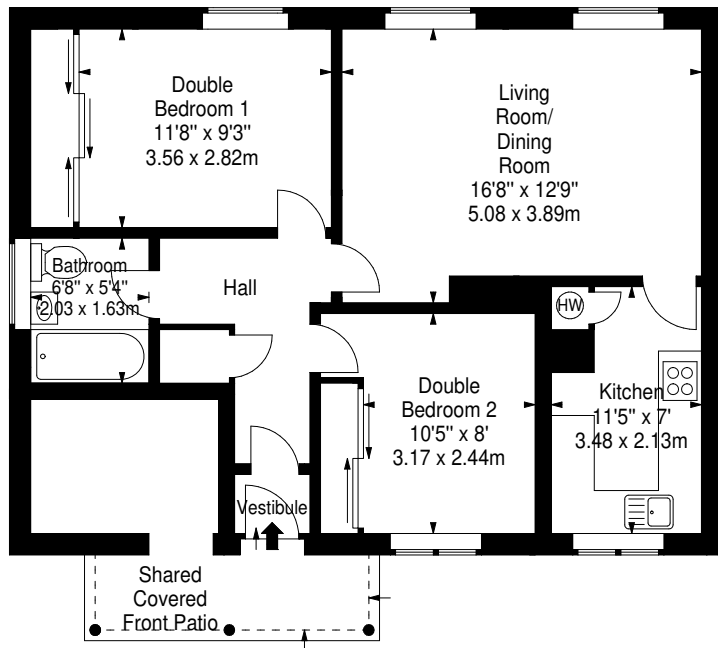
Sunday 2-4pm by appointment contact Lindsays on 0131 229 4040



**Glenvarloch Crescent,
Edinburgh, EH16 6AP**



Approx. Gross Internal Area
668 Sq Ft - 62.06 Sq M
For identification only. Not to scale.
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Ground Level

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.